140.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	928,500 / 928,500
					USE VALUE:	928,500 / 928,500
					ASSESSED:	928,500 / 928,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-3	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ODESSEY ANN I
Owner 2:	SANDMAN MARK
Owner 3:	
Street 1:	3 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ODESSEY ANN I -
Owner 2:	SANDMAN MARK -
Street 1:	1 NEWPORT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,584 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3092 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4584.000	477,400	5,100	446,000	928,500
Total Card	0.105	477,400	5,100	446,000	928,500
Total Parcel	0.105	477,400	5,100	446,000	928,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.27 | /Parcel: 300.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	89772
GIS Ref	
GIS Ref	
Insp Date	12/15/17

!10800!

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	477,600	5100	4,584.	446,000	928,700	928,700	Year End Roll	12/18/2019
2019	104	FV	367,100	5100	4,584.	418,100	790,300	790,300	Year End Roll	1/3/2019
2018	104	FV	367,100	5100	4,584.	345,700	717,900	717,900	Year End Roll	12/20/2017
2017	104	FV	344,300	5100	4,584.	317,800	667,200	667,200	Year End Roll	1/3/2017
2016	104	FV	344,300	5100	4,584.	289,900	639,300	639,300	Year End	1/4/2016
2015	104	FV	306,800	5100	4,584.	284,300	596,200	596,200	Year End Roll	12/11/2014
2014	104	FV	306,800	5100	4,584.	264,300	576,200	576,200	Year End Roll	12/16/2013
2013	104	FV	319,200	5100	4,584.	251,400	575,700	575,700		12/13/2012

PRINT

Date	Time
12/11/20	01:04:07

LAST REV

Date	Time
08/25/20	08:35:57
mmcmakin	
10800	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ODESSEY ANN I,	1504-23		2/14/2017	Convenience	1	No	No		
ODESSEY ANN I	1253-88		6/12/2002	Family	99	No	No		
FALES EUGENE	1208-52		7/20/1999		339,000	No	No		
	1085-53		8/22/1991			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2015	1398	Manual	6,800		9/22/2015			Replace existing c
1/17/2012	59	Re-Roof	2,350					garage only
2/5/2003	81	Redo Kit	25,032					
4/30/2002	316	Dormers	60,000	O		G4	GR FY04	3RD FLOOR DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	336	PATRIOT
4/12/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	89772
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4584		Sq. Ft.	Site		0	80.	1.22	9									446,016						446,000	

Total AC/HA: 0.10523 | Total SF/SM: 4584 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 446,016 | Spl Credit | Total: 446,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98955858
Const Adj.:	0.98000199
Adj $ / SQ:	164.861
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691830
Depreciation:	214467
Depreciated Total:	477362

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

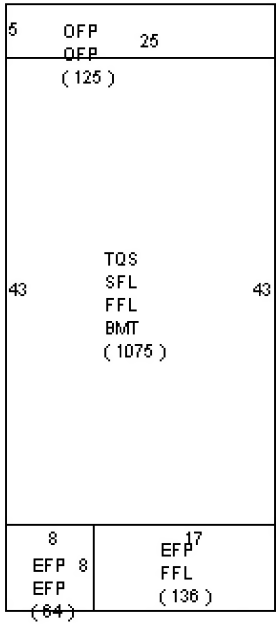
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	164.86
Special Features:	0	Val/Su Net:	101.99
Final Total:	477400	Val/Su SzAd	154.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,211	164.860	199,646
BMT	Basement	1,075	49.460	53,168
SFL	Second Floor	1,075	164.860	177,225
TQS	3/4 Story	806	164.860	132,919
EFP	Enclos Porch	264	36.790	9,712
OFP	Open Porch	250	22.640	5,660

Net Sketched Area: 4,681 | Total: 578,330

Size Ad 3092.25 | Gross Are 4950 | FinArea 3092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100